



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <sup>6515</sup> CORE CREEK to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

**All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:**

*Forty-five thousand eight hundred fifty* Dollars (\$ *45,850*)  
*Written total*

Specs Dated: *8/14/20* Number of Pages: *5*

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - *February 1, 2021*

Completion Deadline: *March 5, 2021*

**Please Print and Sign:**

Company Name/Firm: *AVM Contractors*

Authorized Representative Name: *Amy Michalesko*

Signature: *A Michalesko* Date: *11/23/2020*



## Work Specification

Prepared By:  
City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7888

### Property Details

Address	6015 Cross Creek Rd Charlotte, NC 28215	ADDENDUM	Owner	Branda Turner
Structure Type	Single Unit		Owner Phone	(704) 786-4442
Square Feet	1360		Program(s)	ERP FY25
Year Built	1965			
Property Value	132300			
Tax Parcel	09108803			
Condominium				
Property Zone	Condom District 1			

### Repair Category: 50.0 General Requirements

#### Description

#### All Contractor's Project Requirements

The contractor is responsible for project requirements, including but limited to:

#### COVID-19 Protocols

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start and the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using best control methods, remove dumpster and repair any evidence of the dumpster's use. Contractor may haul debris away daily using dump trailers.

Est. Cost	Base	Quantity	Est. Cost
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18000

#1



### Work Specification

Repair Category: 82.8 Site Improvements

#### Description

##### Eliminate Termites

Exterminator for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly treatable warranty for the homeowner.

Bid Cost:            X            = 1,000  
Base Quantity Total Cost

Repair Category: 83.0 Foundation & Crawl Space

#### Description

##### Vapor Barrier

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2" and secure with duct tape.

Bid Cost:            X            = 1,200  
Base Quantity Total Cost

Repair Category: 84.8 Exterior Carpentry & Wall Finishing

#### Description

##### Prep & Paint Exterior Surfaces

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Bid Cost:            X            = 6,000  
Base Quantity Total Cost

Repair Category: 85.8 Concrete & Masonry

#### Description

##### Repoint Broken/missing Masonry Bricks at REAR

AT REAR, repoint/replace any missing/broken bricks

Remove existing mortar joints to a minimum depth of 1 1/2". Completely fill mortar joints to match existing. Finish will not have any excess mortar on brick face.

Bid Cost:            X            = 300  
Base Quantity Total Cost

#2



## Work Specification

Repair Category: 06.0 Roof, Chimney, Gutters & Downspouts

Client Room Exterior

### Description

Seamless Aluminum Gutter & Downspouts - Install

Install 1/2" type 3047 galvanized aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Bid Cost: 1,200

Base Quantity Total Cost

Repair Category: 07.0 Porch, Columns & Railings

Client Room Exterior

### Description

Exterior Deck Rear

Remove and dispose of existing deck 5/4 boards and replace with a suggested course. Include all railings are fastened to joist.

Bid Cost: 1,100

Base Quantity Total Cost

Repair Category: 08.0 Doors & Windows

Client Room Exterior

### Description

FRONT & KITCHEN

Front & Kitchen

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Includes cavity. Install mortised steel bolt and lever handled door hardware keyed alike. Install side swing right. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost: 800

Base Quantity Total Cost

### Vinyl Windows

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Includes rough opening. Install new extension joints, casing and sill as needed, prime and paint. Exterior sill to be wrapped in PVC coated aluminum and as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

Bid Cost: 450, 13, 5,850

Base Quantity Total Cost

# 3



## Work Specification

Repair Category: 05.0 HVAC

### Description

HVAC-Install split unit Electric Heat Pump - SEER 14

To-level dwelling.

Include / complete all electrical and mechanical components necessary.  
Add a phase to accommodate a return from 2nd & 3rd floor, include in that phase supply. See duct to attic. Paint chase and any  
adjacent affected walls.  
Top floor supply / return vents to be installed in the ceiling.

Bid Cost:  $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$  14,000

Repair Category: 10.0 Electrical

### Description

Troubleshoot and Repair Electrical Circuit

Inspect outlets, cover plates missing, switches broken. Troubleshoot malfunctioning circuit, replace any defective or damaged wiring, devices, and equipment and restore the circuit to safe and proper operation per all requirements of the Electrical Code.

Bid Cost:  $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$  600

Install Dead-front cover on Panel-box

Utility room - install electrical dead-front cover on Panel Box

Bid Cost:  $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$  100

Repair Category: 11.0 Plumbing & Fixtures

### Description

Water Heater 40 Gallon Electric

Install a 40 gallon, glass lined, high recovery insulated to B-F, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 4" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost:  $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$  1450

Lower level- Bath

1. Install Floorless Shower pan
2. Replace Vanity
3. Install Handicap Bar

Bid Cost:  $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$  1,600

Work Book/Owner - Check Checklist Issuing & Neighborhood Sanitary

11/16/2020

# 4



## Work Specification

Look at UPPER LEVEL Bath #6

Repair water leak from upper-story bathtub. Repair / paint any disturbed drywall.

Bid Cost: \_\_\_\_\_ Base \_\_\_\_\_ Quantity \_\_\_\_\_ Total Cost: **700**

### Repair Category: 12.2 Floor

#### Description

##### Resilient Flooring

Install 25 year warranted resilient floor covering per manufacturer's specifications in: lower four bedrooms, upper-story (exclude bathroom & 2 carpeted bedrooms). Flooring material is to be slip-resisting plastic and be waterproof. Include transitions and cement or stained wood quarter-round at all perimeters to complete installation. Slope from living room to upper / lower levels to have carpet replaced.

Bid Cost: \_\_\_\_\_ Base \_\_\_\_\_ Quantity \_\_\_\_\_ Total Cost: **2,000**

### Repair Category: 13.5 Interior Wall & Trim

#### Description

##### Ceiling Repair - Bottom bath

Remove wall bath, ceiling and wall damage.

Repair ceiling and wall finish. Paint ceiling and joint walls.

Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. Paint ceiling flat white.

Bid Cost: \_\_\_\_\_ Base \_\_\_\_\_ Quantity \_\_\_\_\_ Total Cost: **400**

### Repair Category: 15.8 Insulation

#### Description

Attic insulation increases to R-38

Increase attic insulation to R-38, connector to eaves ventilation to eaves at attic access, apply foam. Include ventilation baffles to eaves.

Bid Cost: \_\_\_\_\_ Base \_\_\_\_\_ Quantity \_\_\_\_\_ Total Cost: **1,800**

### Insulate Floor R-19

Install R-19 Kraft faced batt (exceptions) insulation to floor where missing. Vapor barrier must face heated space. Use string wire, "tiger tails" or mesh to hold insulation in place.

Bid Cost: \_\_\_\_\_ Base \_\_\_\_\_ Quantity \_\_\_\_\_ Total Cost: **1,750**

Work Specification - City of Durham Housing & Neighborhood Services

11/18/2020

# 5



## Work Specification

Repair Category: 16.2 Cabinets, Accessories & Appliances

Description:

Cabinet Repair- PAINT CABINETS

Paint wall / base cabinets. Finish with white semi-gloss low-VOC paint.  
Change knobs (owner's choice)

	Unit	Room	Estimate
Bid Cost:	X		800
Base	Quantity		Total Cost

Vanity/ Counter Top Sink - Upper Story Bath

1. Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-top with preformed sink. Include single handled metal faucet with drain and pop-up. In trap, supply lines, full port ball type shut-off valves & escutcheon plates.

Vanity medicine cabinet/mirror to remain.

2. Paint Bathroom walls/installing

3. Install 3 handycap bars

Bid Cost:	X		1,250
Base	Quantity		Total Cost

Vanity/ Counter Top Sink

1. Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-top with preformed sink. Include single handled metal faucet with drain and pop-up. In trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.

Bid Cost:	X		
Base	Quantity		Total Cost

Repair Category: 17.0 Stairs & Steps

Description:

SECURE GUARDRAIL - LIVING ROOM

SECURE GUARDRAIL TO LIVING ROOM 15' LONG

	Unit	Room	Estimate
Bid Cost:	X		150
Base	Quantity		Total Cost

Certification:

Contractor Name:

Signature:

AVM Contractors

Total Cost:

45,850

Date:

11/23/2020